

ALGER COUNTY BOARD OF COMMISSIONERS

R05-15-A-089

Mary Ann Froberg, Clerk  
101 COURT STREET, MUNISING, MI 49862

December 16, 2014

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone 301-589-5318

Re: Application by Alger County, Michigan to the U.S. EPA for a Fiscal Year 2015 Community-Wide Hazardous Substances and Petroleum Brownfields Site Assessment Grant

Dear Mrs. Cromwell:

Alger County is pleased to submit the enclosed application for community-wide U.S. EPA Hazardous Substances and Petroleum Brownfields Site Assessment Grants. Concerns about unknown environmental conditions, liability for possible environmental contamination, and potential cleanup costs have complicated and prevented redevelopment of four brownfield sites in Alger County. The grant funds will be used to conduct environmental site assessment activities and brownfields reuse planning at these sites. This will encourage building reuse and economic development in our two largest communities, improve the quality of life for our residents, reduce greenfield development, and energy and resources outputs for utilities expansion.

The county economy has transitioned from mining, logging and other resource extraction industries to tourism and services. Over 70% of Alger County's land is publically owned or designated forest reserve. This helps prevent sprawl but increases the impact brownfields have within existing communities. Combined with median household incomes \$17,000 less than the national average, it also reduces the tax base for local government. Michigan's decades of economic recession have drained resources from the state environmental program, drastically limiting its ability to conduct brownfields assessments and environmental cleanups.

The EPA brownfields site assessment grants will allow us to remove the barrier of environmental uncertainty that has previously discouraged redevelopment. Using existing partnerships with county and local economic development organizations, brownfields education activities will be expanded. Additional community involvement workshops will help citizens and other stakeholders use brownfields revitalization to develop their vision for redevelopment within and connections between their communities.

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The following applicant information is provided as indicated in the grant guidelines:

- a. **Applicant Identification:** Alger County (General Purpose Local Unit of Government)  
101 Court Street, Munising, Michigan 49862
- b. **Applicant DUNS#:** 802351221
- c. **Funding Requested:**
  - i) **Grant type:** U.S. EPA Brownfields Site Assessment Grant
  - ii) **Federal Funds Requested:** \$196,100. Alger County is not requesting a waiver
  - iii) **Contamination:** Hazardous Substances (\$92,050) and Petroleum (\$104,050)
  - iv) **Area:** Community-wide
- d. **Location:** Alger County, Michigan
- e. Not Applicable to Community-Wide Assessment Grant Applications
- f. **Contacts:**
  - i) **Project Director:**  
Pam Johnson, Alger County Treasurer  
101 Court Street, Munising, Michigan 49862  
Phone: 906-387-7013; Fax: 906-387-7047  
Email: pjohnson@algercourthouse.com
  - ii) **Highest Ranking Elected Official:**  
Jerry Doucette, Chair  
Alger County Board of Commissioners  
101 Court Street, Munising, Michigan 49862  
Phone: 906-387-7048; Fax: 906-387-2156;  
Email: jerrydoucette@charter.net
- g. **Date Submitted:** December 19, 2014
- h. **Project Period:** Three (3) years
- i. **Population:** 9,601 (2010 U.S. Census)
- j. Special Considerations Checklist Attached

Alger County welcomes the opportunity to work with the USEPA on its brownfield initiative.  
Thank you for your time and consideration

Sincerely,



Jerry Doucette  
Chair, Alger County Board of Commissioners  
***Attachment: Special Considerations Checklist***  
***Delivery: By Certified Mail, Return Receipt Requested***

**V.B.1 Community Need (50 Total Points)**

**V.B.1.a Targeted Community and Brownfields (25 Points)**

**V.B.1.a.i Targeted Community Description (5 Points)**

The mining, iron smelting, and logging industries formed the economic and community heart of the Upper Peninsula (U.P.) of Michigan during its settlement. Alger County (the County) has a proud heritage of these industries as well as the shipping industry and leather tanning. But these once thriving industries are long gone. Logging roads have given way to skiing and snowmobile trails; ships leaving our harbor with cargoes of copper and iron ore now leave with cargoes of tourists to see shipwrecks view the lakeshore. Our 947mi<sup>2</sup> County sits is located along the southern shore of Lake Superior – largest of the five Great Lakes – in the heart of the U.P. Small manufacturing operations, small businesses, and service sector jobs, and seasonal tourism now drive our economy instead of iron ore. 70% of the land in the County is state or federally owned or locked in forestry reserve (County Treasurer, 2014), and the remaining 30% is residential, agricultural, commercial, and industrial. Electricity rates are 25% higher in the U.P. than the rest of Michigan because of the extreme distances energy companies have to run and maintain power lines (Alger County Board of Commissioners, 2014). Water and sewer lines have to be buried extra deep in order to prevent freezing during our famously harsh winters – a precaution that did not prevent freezing pipes and millions in damages during the winter of 2013/2014. These limitations on expansion make it more attractive for the businesses that are interested in coming here to build or renovate an existing building in our main city (Munising) and village (Chatham). But historic industrial and commercial uses (gas stations, leather tanning, smelting, etc.) too often scare off businesses for fear that they could become liable for someone else's pollution under the federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA). Michigan has a legal mechanism for reusing potentially contaminated property, also known as brownfields, without inheriting liability, but the cost of required environmental site investigation work is expensive. Most business will simply go somewhere else instead of risking "opening a can of worms" by taking on a brownfield redevelopment project. These limitations and the fear of environmental contamination liability make it expensive to locate a business here and encourage businesses to locate elsewhere. Vacant storefronts and crumbling facades from the businesses that didn't make it are of often the first thing noticed by visitors. The jobs those businesses once provided have been lost and with them and in the process have taken away part of the County's tax base for providing service. We formed a county-wide Brownfield Redevelopment Authority (BRA) in August 2008. Its purpose was to take a census of possible brownfield sites in the County and search for resources to help move them toward redevelopment. The BRA's efforts have included an inventory of over 70 possible brownfield sites and 3 County applications for EPA assessment funds for doing Phase I Environmental Site Assessments (ESA) at as many of those sites as possible. None of those grant applications were successful. So this year, we are asking for the money needed to assess just 4 potential brownfield sites – the r with the greatest potential for redevelopment and the ones our residents bring up during each planning or outreach event held in the County and any discussion of attracting new businesses.

**V.B.1.a.ii Demographic Information (5 Points)**

Our county's population is one of the lowest in Michigan, ranking in only 8<sup>th</sup> place from the bottom at 75 out of 83 counties (American Fact Finder, 2013). The County as a whole does not meet the definition of a Frontier County, less than seven people per square mile as given by the

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U.S. Department of Health and Human Services' Rural Assistance Center, but its 10.5 people per square mile is extremely low, especially compared to our state's number of 174.8 (Census.gov, 2014). As can be seen in Table 1, the highest concentration of people in the County is in Munising and Chatham; the remaining population is scattered through the townships and small communities that remain unincorporated and reliant on larger incorporated government entities for government infrastructure and services. The rest of our county is extremely rural with long stretches of road where you can drive for many miles without seeing an occupied building, only forests and fields.

Michigan's unemployment rate is higher than the national average, and a trend of increasing unemployment continues through the County to Munising and Chatham. At worst, the unemployment rate in Munising is over twice the national average. Our unemployment problems increase and decrease with the seasons because such a large part of our economy comes from tourism. Business and employment boom during the peak of our summer tourist season, but businesses and the people they employ have a relatively short window of time to make enough money to see them through the slow times of the year. Michigan's poverty rate is higher than the national average; our county's poverty rate is in line with the national average but increases sharply in its most rural areas. Chatham's poverty rate of 18.8% is higher than the state and close to 4% higher than the national average. Per capita income decreases dramatically from the national level to Chatham. The slight increase in Munising income over the County is less than state income and comes from higher paying jobs at the schools, paper mill, and hospital located there. Median household income, on the other hand, shows a steadily declining trend from the national level to Chatham. The percent of minority population is much lower in the County and its municipalities than at the state or national level. The Hispanic or Latino population identified in the 2010 Census makes up about 1.2% of Alger County's overall population. The Census shows 0.0%-0.9% of residents speaking English less than 'very well,' but it does not specify which languages other than English are being spoken.

Table 1: Demographic indicators

	U.S.A	Michigan	Alger County	City of Munising	Village of Chatham
Population <sup>1</sup>	308,745,538	9,895,622	9,601	2,355	220
Unemployment	5.8% <sup>2</sup>	7.1% <sup>2</sup>	11.7% <sup>3</sup>	12.5% <sup>3</sup>	12.1% <sup>3</sup>
Poverty Rate <sup>4</sup>	14.9%	16.3%	14.9%	15.3%	18.8%
Per Capita Income <sup>4</sup>	\$28,051	\$25,547	\$19,117	\$20,478	\$13,146
Median Household Income <sup>4</sup>	\$53,046	\$48,471	\$38,348	\$34,395	\$31,875
Percent Minority <sup>5</sup>	36.3%	23.4%	14.5%	9.8%	11.4%

1 2010 U.S. Census: [census.gov](http://census.gov), accessed 2014

2 Bureau of Labor Statistics: [bls.gov](http://bls.gov), accessed 2014

3 Michigan Economic Development Corporation (MEDC): [michiganbusiness.org](http://michiganbusiness.org), accessed 2014

4 Census Factfinder: [factfinder2.census.gov](http://factfinder2.census.gov), 2008-2012 American Community Survey 5-Year Estimate Selected Economic Characteristics

5 Data was calculated using 2010 Census results: Total population, and Not Hispanic or Latino White Alone.

**V.B.1.a.iii Brownfields (5 Points)**

Through the BRA we established and with help we received from the Michigan Association of Counties Service Corporation (MACSC), we have held two large community forums, once in 2012 and again in 2013 around potential brownfield sites in the County, redevelopment methods, and redevelopment funding resources. These forums included Laurel Berman from the Agency for Toxic Substances and Disease Registry (ATSDR) Brownfield/Land Reuse Health Initiative, Sabine Martin from the Kansas State University (KSU) EPA Technical Assistance to Brownfields Communities (TAB) Program, and various staff from the Michigan Department of Environmental Quality, Michigan Department of Agriculture, and the Michigan Economic Development Corporation. The four sites we need this grant to help with came out of an overwhelming consensus of the verbal feedback from the approximately 50 residents who attended each forum. Table 2 summarizes confirmed, suspected, and potential contaminants; potential exposure health impacts, and site reuse.

Table 2: Targeted Brownfield Assessment Site Summary

Potential Site Contaminants	Health Threats <sup>1</sup>	Potential Reuse
Cox Building: <i>chromium in groundwater.</i>	<i>Carcinogen, potential birth and development.</i>	<i>Restaurant, brewery, commercial.</i>
Fineman Building: <i>suspected unknown hazardous substances and petroleum; Asbestos Containing Material (ACM) and Lead Based Paint (LBP)</i>	<i>GI, kidney, lungs, skin.</i>	<i>Mixed use commercial/low-income residential.</i>
Former Fire Hall: <i>confirmed presence of petroleum substances, potential for soil vapor intrusion.</i>	<i>Carcinogen.</i>	<i>Restaurant, brewery, commercial.</i>
Lammi's General Store: <i>confirmed presence of petroleum, potential for soil vapor intrusion.</i>	<i>Carcinogen</i>	<i>Mixed commercial/gas station.</i>

<sup>1</sup> EPA, ATSDR

**Cox Building**

The Cox building is located at the major intersection of downtown Munising. At one time a thriving commercial building and auto dealership, a long frontage of large grimy windows meet greet residents and tourists passing by on one of the most heavily traveled roadways in the U.P. It sits at the top of the hill looking down on harbor to Lake Superior and the docks where thousands of tourists get on and off boats for tours of the Pictured Rocks National Lakeshore and Great Lakes Shipwrecks. Long vacancy and neglect have taken a toll on the structure, and parts of the façade have started crumbling onto the sidewalk passing by it. Munising has been forced to take emergency steps to keep the façade in place to protect public health and prevent potential injury. Despite the building's prime location along major car and foot traffic, it hasn't found a buyer. Known contamination of buildings in other parts of the City might well concern buyers who don't want to take on a redevelopment project without some idea of the money needed to deal with environmental contamination. A potential redeveloper who considered buying the building within the last year proposed a project requiring a significant brownfield redevelopment component. Residents and business owners stated at the public brownfield redevelopment forums that they would like to see a high-end restaurant at this location or even a microbrewery.

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Fineman Building

Located behind the Cox building on the same road into downtown Munising, the Fineman's two story structure is also the worse for wear. The integrity of its stone façade might soon equal that of the Cox, and the dingy look of the building makes it difficult for the 2 businesses in its commercial first floor to attract customers. A previous private redevelopment project sought to redesign the entire building and make it into a mixed use space with upgraded commercial space on the ground floor and low income housing in the loft space above. Despite its location near high traffic areas and a need on the part of restaurant and commercial business workers for low income housing, this planned redevelopment also fell through. Its failure was due in part, to rising costs and shrinking profit margins. Brownfield redevelopment costs would have been a significant part of the redevelopment. Attendees at the brownfield redevelopment forums were in favor of mixed use commercial/residential redevelopment for this building.

Former Fire Hall

Once the home for Munising's fire department, the building became obsolete and has fallen into disrepair since the department moved to a new headquarters further away from the downtown commercial district and daily traffic flow. It sits next to the Cox building and would have been part of the development proposed last year for that building. In addition to the issues that prevented the Cox building redevelopment, ongoing concerns about petroleum contamination from a Leaking Underground Storage Tank (LUST) at the Fire Hall have prevented it from transferring to private ownership and getting back on the tax rolls. In the time since its closure, large flocks of pigeons have started roosting in it, and it has become an attractive nuisance, a place that kids try to get into. The building's structure hazards and the large amount of pigeon guano inside the building make the building a physical and disease hazard. Combining this site with the Cox as part of one commercial development or developing it as a separate commercial building, microbrewery, or restaurant are all ideas residents have been in favor of.

Lammi's General Store

Although it sold some groceries, general supplies, and fishing bait, it is the loss of the fuel station that has most impacted the residents of Chatham. Petroleum releases had been an ongoing problem at Lammi's, but as the only source of fuel for the Chatham community and its location along the major travel corridor through the middle of the County, it held on. New USTs were even installed to replace the obsolete ones. Still, people reported the smell of gas inside the store. After coming in one day in 2007 to find that petroleum contaminating the water supply had killed the minnows in the bait tanks, the owner closed the business and walked away from it. Not long after that, it entered tax foreclosure and ended up foreclosing to the County. Residents now have to drive at least 25 minute drive in any direction for fuel. This has changed the flow of residential, commercial, and tourism traffic through town, causing businesses to close for lack of customers. Residents at the brownfield redevelopment forums agree they want one thing at this site – another gas station. Inquiries have been made about purchasing Lammi's for redevelopment, but ongoing efforts to determine the extent of contamination at the property have likely been a put-off for purchasers.

**V.B.1.a.iv Cumulative Environmental Issues (10 Points)**

Chatham had to extend its municipal water supply to the neighboring unincorporated community of Eben Junction following widespread contamination the community's drinking water supply. Workers at a transfer station near Eben's school used to leave for lunch while petroleum was transferring from rail car to truck, and the truck tank would overflow onto the ground. These spills were repeated over a long period of time and polluted the shallow aquifer and private wells Eben residents used for drinking water.

A paper manufacturing plant in Munising is sited next to the City's downtown and one of its major tourist attractions, the Pictured Rocks and shipwreck boat tours. The plant is a source of many of Munising's best jobs. It is presently coal fueled, however, and a large open coal stockpile sits next to the shore and is close to much of the city, including major roads, parks, boat tour docks, and schools. The manufacturer is currently working with community stakeholders to prevent dust from the stockpile from blowing over and depositing on the city. The plant is also searching for a suitable alternate fuel source.

**V.B.1.b Impacts on Targeted Community (10 Points)**

Based on databases maintained by Michigan's state environmental authority, the Michigan Department of Environmental Quality (DEQ), there are 44 sites of known environmental contamination in the County. Details from the DEQ – as well as information tracked by the Luce, Mackinac, Alger, and Schoolcraft (LMAS) District Health Department – show that releases of hazardous substances at higher rates than Michigan's standard for residential exposure have occurred at 9 of these sites. LUSTs are present at the other 34, and the last one was a methamphetamine manufacturing site. In addition to the known/suspected contamination issues, the presence of ACM and LBP are also suspected at the sites with old buildings on them. ACM and LBP are also problems in old residential, commercial, and industrial building stock in our county. A hazardous materials survey and sampling are needed to confirm the presence and extent of these materials and develop a mitigation plan. This does not always happen, unfortunately, with the result that children and adults are chronically exposed to materials that can cause learning development problems and lung disease.

Chatham, Munising, and three unincorporated communities have municipal wells for their community water supplies. Sites of known petroleum contamination have the potential to contaminate these drinking water supply wells, not to mention the 1,930 residential drinking water wells in the County. As already mentioned, this happened in Eben Junction, and the spill there took place close to the Superior Central School, attended by community children. It has also happened in the nearby unincorporated community of Trenary where contamination from a LUST site polluted the community's municipal drinking water well, and a new municipal well had to be installed.

Although there is no source of health measurements to compare from the state level to our county, information from multiple sources shows some alarming trends. The Michigan Behavioral Risk Factor Survey indicates that a much higher percentage of Alger County residents report poor health conditions than the statewide average. This data is part of a national effort to catalog what health behavior risks (working conditions, environmental exposures, exercise, diet, family history) result in poor health outcomes (michigan.gov, 2014). The infant

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death rate is higher in our county than the rest of the state, with 10.5 births out of 1,000 resulting in death, according to the Michigan Department of Community Health (MDCH, 2014). This compares to the state average of 9.1 deaths out of 1,000. Children living in rural communities like ours are much more likely to have persistent asthma than those living in urban communities. At the same time they are much less likely to be hospitalized for the condition which is due to two factors - lack of access to medical care due to distance and lack of transportation (MDCH, 2014). Alger County residents continue to see an increase in the number of cancer victims and the rate of residents who are diagnosed with cancer also is increasing (MDCH, 2014). The leading cause of death in our county is heart disease, followed by colon cancer, other cancers and chronic lower respiratory diseases (usually pneumonia in seniors) (MDCH, 2014). The County Health Rankings & Roadmaps program – a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute – shows that Alger County ranks very high (5/82 counties ranked) in terms of health outcomes. Once negative aspects of the County area are applied to the assessment – including the environment, outmigration of young adults, the serious issues with infant mortality, heart disease and cancer among residents – Alger County falls to 38/82 counties ranked (countyhealthrankings.org, 2014). Other issues raised by the program were:

- Significant issues with excessive drinking (far higher than national and state averages).
- Very high ratio of patients to doctors and percentage of uninsured, meaning that Alger residents don't have sufficient access to health care.
- Poorly education - just 40% of residents have some college, compared with 60% of the rest of the state.
- Much higher rate from injury deaths than other counties.
- 73% of the residents have been exposed to unsafe drinking water compared with 1% nationally.

**V.B.1.c Financial Need (15 total points)**

**V.B.1.c.i Economic Conditions (5 Points)**

Economic conditions in Michigan and its rural counties have made it difficult to clean up environmental contamination or redevelop brownfields. The auto manufacturing plant closures, losses following the dot-com crash of the 90s, and the burst of the housing bubble all had a negative impact on Michigan's economy. In 2010, Michigan had one of the highest state unemployment rates in the nation, second only to Nevada's 14.4% and well above the national average of 9.6% (Michigan Department of Energy, Labor and Economic Growth (DELEG)). At its current 8.8%, it is still higher than the 6.7% national average. Alger County's rate is even higher: 12.2% for the County, 12.1% for Munising, and 12.1% for Chatham. See Table 1.

The MDEQ budget has been repeatedly slashed. Michigan general fund support has been reduced by 72% since 2001 with a 20% decrease in total dollars and an 18% decrease in staffing (Bridge Magazine, 2011). A 1998 voter approved environmental bond has been depleted to the point that the MDEQ can only consider assessing a handful of brownfield sites with the highest potential for successful economic growth each year. Michigan has the second highest number of LUST sites in the country, but the number of cleanups has gone down 90% since 1997 (Circle of blue: *Once A Cleanup Leader, Michigan Struggles With Leaking Fuel*, 2012). Since at least 2005, income from a 1¢ sales tax on gas for assessing and cleaning up the 9,100 orphaned LUSTs in Michigan was redirected to other parts of the state budget.



Counties like ours have had to severely trim services as their statutory state revenue sharing has been directed to other parts of the state budget. Our county revenue sharing was reduced by \$73,000 from 2011 to 2012 (Alger County budget report, 2014). The Payment in Lieu of Taxes (PILT) for public land and the flat annual fee for forest reserve land (70% of County) are a fraction of what would be available if the land was on the standard tax rolls. Combined, PILT and revenue sharing made up 15% of Alger County's budget in 2009; this was reduced to 11% in 2012 (Alger County budget report, 2014), and the county most recently faced a \$170,000 deficit in 2013. Changes to Michigan's Personal Property Tax by the Michigan Legislature in the same year cost us \$2 million in taxable value by exempting personal property under \$40,000. This is why the brownfield assessment grant is so important to us. Without it, the County will not be able to assess the four brownfield sites it is trying to help redevelop.

#### **V.B.1.c.ii Economic Effects on Brownfields (10 Points)**

As stated under *V.B.1.a.ii Demographic Information* and shown in *Table 1: Demographic indicators*, our economy is in worse shape than the national average and in most measures worse than the state. The trend toward higher poverty, lower household income, and per capita income increases toward our smaller, more rural, areas. There is a clear impact – a clear cost – to brownfields in this County. When Chatham residents come to an economic development workshop, they talk about the former Lammi's store; the distance they now have to drive for gas; the businesses that have closed; and the struggle of those that remain open as people go somewhere else for gas. Lost property taxes on the Cox building and Lammi's cost us \$6,800 a year, as well as an unknown amount of taxes for the publically owned Fire Hall until it is sold and assessed (Alger County Treasurer, 2014). There is economic opportunity for business owners and employees in the four brownfield sites we are trying to redevelop, but the environmental cost that have been a major component of previous private redevelopment attempts are considerable and discourage further efforts. And our county is experiencing a "brain drain" where residents ages 0-4, 20-24, and 25-29 are migrating to other counties. There's an influx of seniors, especially those 60-74. Residents are primarily relocating to two adjacent counties (Baraga, Marquette) and Wayne County (Detroit) for jobs ([netmigration.wisc.edu](http://netmigration.wisc.edu), 2014). People don't shop or dine in vacant buildings and will likely move one to another town when their first impression is of dingy vacant storefronts. Boarded up buildings don't employ people or grow the tax base. This is the economic impact of brownfields.

#### **V.B.2 Project Description and Feasibility of Success (50 Total Points)**

##### **V.B.2.a Project Description (25 points)**

##### **V.B.2.a.i Project Description (15 Points)**

Our brownfield redevelopment project is a complete series of environmental site assessments and redevelopment planning for the four brownfield sites described in *V.B.1.a.iii Brownfields*: Cox, Fire Hall, Fineman, and Lammi's. We have worked with local, state, federal, non-profit, and association partners for several years to bring experts to the County and to explain the process of brownfields redevelopment, and these are the four sites residents repeatedly nominate at the resulting forums as desperately needing redevelopment. Consistent developer interest has been shown in each of these sites. Private redevelopment projects have previously gotten as far as the planning stage before they were abandoned, due to unforeseen complications, including

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unforeseen environment costs. With this grant, we can tackle the assessment and redevelopment planning – removing a major unknown to the private redevelopment process.

Due to home rule principles in the Michigan Constitution, planning activities most often take place at the smallest municipal level – townships, cities, and villages. So even though we haven't developed a county-wide master plan, this project is consistent with plans in Munising and Chatham. Every public even held or attended by the BRA has resulted in one request from Chatham: "we need a gas station!" Chatham has established zoning for the village, but has not yet taken on development of a master plan. Redevelopment of Lammi's would be consistent with the established village zoning. Public utilities and a new uncontaminated drinking water supply well are available at Lammi's for a new development. Completed environmental assessment work and previously stated redevelopment goals for the Cox, Fire Hall, and Fineman buildings are a great fit with Munising's zoning and master plan. Redevelopment of existing commercial buildings, improved access for seniors, a draw for new residents, increased business and employment opportunities, encourage the use of existing commercial buildings, and encourage commercial growth within the existing downtown are all goals and strategies straight out of the master plan. And many of these elements have been part of previous private development plans for Munising's three main brownfield sites. In the plan's discussion of mixed use development, the Fineman is even used as a model site.

**V.B.2.a.ii Project Timing (5 Points)**

Ever since we formed our county BRA in 2008, it has been very active in bringing brownfield redevelopment resources to the public and getting resident's concerns and input on the most important sites for redevelopment. The BRA board members all live and work in the county and include residents of both Munising and Chatham, members of the Board of Commissioners, people with lending and environmental interests, and the local economic development community. If the EPA selects this proposal for an assessment grant, the BRA will manage grant projects, progress, and consultant(s) with the approval of the County Board of Commissioners. The BRA will develop a draft Work Plan for EPA review and approval, and enter into a Cooperative Agreement with the EPA. Our next step will be to hire a Qualified Environmental Professional (QEP) consultant to complete the technical assessment activities. We have experience in developing competitive proposals in accordance with federal guidelines and will work closely with the EPA to make sure the process meets their standards. Once a consultant is selected, they will prepare a Quality Assurance Project Plan (QAPP) for EPA review and approval. Formal access agreements will be developed and entered into for each property, and formal eligibility determinations confirmed with the EPA (for hazardous substance sites) and DEQ (for petroleum sites). We will hold public meetings in Munising and Chatham at the start of the grant to let residents know about the activities planned for each brownfield site. Additional resident update meetings will be held as work milestones are reached: completion of Phase I and II ESAs, Hazardous Materials Surveys, and redevelopment plans. Grant activity updates will also be given at the public BRA meetings. Grant progress reports will be sent to the EPA as required and posted on the BRA website. Site progress reporting in the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be completed by the environmental consultant as a requirement of their contract.

**V.B.2.a.iii Site Selection (5 Points)**

The four top priority brownfield sites included in this grant application were selected and prioritized by our residents during a series of annual forums, as described in *V.B.1.a.iii Brownfields*. These underused or vacant sites are the ones residents want to see turned into restaurants, breweries, a mixed use commercial/residential development, or a community gas station. These are the sites we get questions about from purchasers who see promise in the sites' location and future redevelopment prospects.

**V.B.2.b Task Description and Budget Table (20 Points)**

**V.B.2.b.i Task Description (15 Points)**

Cost estimates for eligible activities to be completed under the Contractual Budget Category of each task were provided by our current QEP under no promise of future business. Estimates varied by site but are described as averages given space limitations. Cost estimates for eligible grant-related activities to be conducted by our county staff were provided by the County Treasure.

Task 1: Environmental Assessments

Under the Contractual Budget Category, the selected QEP will conduct:

- 4 Phase I ESAs at an average cost of \$2,200/site, for a total of \$8,800.
- 4 Phase II ESAs at an average cost of \$16,000/site, for a total of \$64,000.
- 4 Baseline Environmental Assessments (BEA) at an average cost of \$2,750/site, for a total of \$11,000.
- 1 Hazardous Materials Survey for a total of \$5,000.

Under the Personnel Budget Category:

- County staff will provide approximately 100 hours of time for oversight, recordkeeping, and grant-related communication at \$20/hour for grant section (hazardous substance/petroleum) spread over 3 years.

Phase I ESAS will be completed accordance with ASTM E-1527-13: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and EPA's All Appropriate Inquiry (AAI) standard. Phase II ESAs will be completed in general conformance with ASTM E1903-11: *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*. One Quality Assurance Project Plan (QAPP) for both hazardous substance and petroleum sites will be completed as an in-kind service by the selected QEP. The Phase II ESAs will include site-specific Sampling and Analysis Plans (SAP) and Health and Safety Plans (HASP).

Task 2: Cleanup/Redevelopment Planning

Under the Contractual Budget Category, the selected QEP will conduct:

- 4 Due Care Plans at a cost of \$4,500/site, for a total of \$18,000.
- 4 Brownfield Plans/Act 381 Work Plans at an average cost of \$12,000/plan, for a total of \$48,000.

Under the Personnel Budget Category:

- County staff will provide approximately 150 hours of time for oversight, recordkeeping, and grant-related communication at \$20/hour for each grant section.

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Due Care Plans completed under this task will help insure that future redevelopment does not exacerbate existing contamination in the process. Brownfield Plans and Act 381 Work Plans are part of Michigan's framework for brownfield redevelopment – the Brownfield Redevelopment and Financing Act, Act 381 of 1996. These plans use Tax Increment Financing over up to 30 years to pay for some of the costs related to brownfield assessment and redevelopment planning. EPA has encouraged the use of these plans because they can fund revolving brownfield remediation funds, which develops the capacity for grant recipients to conduct future brownfield assessment work without relying on further EPA grants.

Task 3: Community Outreach.

- Under the Contractual Budget Category, the selected QEP will receive up to \$1,000 for each grant section over 3 years to assist with community outreach. Additional assistance will be required as an in-kind contribution.
- Under the Personnel Budget Category, County staff will provide approximately 150 hours of time for venue reservation and setup and grant-outreach-related communication at \$20/hour for each grant section.
- Under the Supplies Budget Category, \$1,500 for each grant section will be used for outreach supplies, handout printing costs, and advertising expenses for public notices and ads.

Outreach will include hosting/attending board and community meetings, preparing updates on grant progress, and hosting forums and information sessions for interested residents, local officials, and developers.

Task 4: Programmatic Expenses & Travel

- Under the Personnel Budget Category, County staff will provide approximately 125 hours of time at \$20/hour for each grant section to conduct allowable programmatic activities, including: preparing meeting materials, provide public notices, attend meetings, and perform required program activities such as contractor procurement, financial reporting, and grant reporting.
- The \$2,500 under the Travel Budget Category for each grant section is estimated to be enough to send three BRA board members to one National Brownfields Conference.
- The \$1,000 under the Supplies Budget Category for each grant section will cover printing costs for Monthly BRA meetings over 3 years.
- The \$4,500 under the Contractual Budget Category for each grant section will provide approximately 55 hours of contractual technical assistance at \$75/hour over three years. Should the redevelopment projects in Task 1 or 2 involve more work than anticipated, these funds will be used to cover those additional costs (with EPA approval).

Alger County Application for U.S. EPA Community-Wide Brownfields Site Assessment Grant  
Hazardous Substances and Petroleum, FY2015

**V.B.2.b.ii Budget Table (5 Points)**

Table 3: Hazardous Substance Assessment Budget Table

Budget Categories	Tasks				
(Programmatic Costs Only)	Task 1 Environmental Assessments	Task 2 Redevelopment planning	Task 3 Community Outreach	Task 4 Programmatic Activities	Total
Personnel	\$2,000	\$3,000	\$3,000	\$2,500	\$10,500
Travel	\$0	\$0	\$0	\$2,500	\$2,500
Supplies	\$0	\$0	\$1,500	\$1,000	\$2,500
Contractual	\$38,400	\$33,000	\$1,000	\$4,150	\$76,550
Total	\$40,400	\$36,000	\$5,500	\$10,150	\$92,050

Table 4: Petroleum Assessment Budget Table

Budget Categories	Tasks				
(Programmatic Costs Only)	Task 1 Environmental Assessments	Task 2 Redevelopment planning	Task 3 Community Outreach	Task 4 Programmatic Activities	Total
Personnel	\$2,000	\$3,000	\$3,000	\$2,500	\$10,500
Travel	\$0	\$0	\$0	\$2,500	\$2,500
Supplies	\$0	\$0	\$1,500	\$1,000	\$2,500
Contractual	\$50,400	\$33,000	\$1,000	\$4,150	\$88,550
Total	\$52,400	\$36,000	\$5,500	\$10,150	\$104,050

**V.B.2.c Ability to Leverage (5 Points)**

The County has demonstrated its ability to be proactive and leverage funds through the work of its BRA to find free assessment resources for Lammi's. This resulted in DEQ Remedial Investigation and Report and a successful application for EPA's Targeted Brownfields Assessment (TBA) program for additional assessment (further site characterization is still needed before the site can be redeveloped). We have also made extensive use of brownfield redevelopment expertise available at no cost through the Michigan Association of Counties, as well as free community outreach and redevelopment planning resources through the ATSDR Brownfield/Land Reuse Health Initiative and KSU TAB.

**V.B.3 Community Engagement and Partnerships (35 Total Points)**

**V.B.3.a Plan for Involving Targeted Community and Other Stakeholders; and Communicating Project Progress (15 Points)**

**V.B.3.a.i Community Involvement Plan (10 Points)**

Community engagement and partnerships that involve County residents and stakeholders is very important to us. In the last 2 years we have partnered with local economic development organizations on brownfields and economic redevelopment workshops with presenting experts from the private sector, state agencies, KSU TAB and ATSDR. These workshops have been well attended by residents, bankers, realtors, developers, county commissioners, municipal personnel, and local health organizations; the conversations started at these events lead to prioritization of

Alger County Application for U.S. EPA Community-Wide Brownfields Site Assessment Grant  
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our four target brownfield sites and this application. Many of the attendees have provided support for this application (see support letters), and we will continue to talk with them and update them on grant progress throughout the grant period. Our partners in this application have committed to provide locations for public meetings in both Munising and Chatham. We will hold grant kickoff meetings in both communities to inform residents about the grant and will hold follow-up information events when we hit project milestones as described in *V.B.2.a.ii Project Timing*.

**V.B.3.a.ii Communicating Progress (5 Points)**

Grant information, site progress, and meeting notifications will be published in *The Munising News*. Due in large part to our community's rural nature and spotty cell phone service, public notices in our newspaper of record are still the best way to reach the majority of our residents. The *Munising News* does make some of its stories available on Facebook, and we will also post notices on our website, so people relying on social media for their information will not be ignored. We haven't yet had to provide interpretation services in order to involve the community, but we have partnered with a local nonprofit to provide these services at no cost if someone ever needs them (see *V.B.3.a.i*).

**V.B.3.b Partnerships with Government Agencies (10 Points)**

**V.B.3.b.i Local/State/Tribal Environmental Authority (5 Points)**

The DEQ has regulatory oversight over all aspects of environmental regulation and enforcement in Michigan. The DEQ runs our state voluntary cleanup program, brownfield redevelopment program, and takes action against liable polluters. Local and state health departments and our state Department of Natural Resources (DNR) are not directly involved in any of these activities.

**V.B.3.b.ii Other Relevant Governmental Partnerships (5 Points)**

The following organizations have partnered with us to help redevelop the four target brownfield sites and have made a variety of specific commitments to assist us with the grant:

- Alger Conservation District (ACD): works to solve local conservation problems; will provide grant information to members and add its website.
- Alger County Transit (ALTRAN): community dial-a-ride transit system; will distribute grant information.
- Greater Munising Bay Partnership for Commerce Development (GMBPCD): promotes County tourism and economic development; will distribute grant information and add to its website.
- LMAS: regional health department; will post grant updates on website and in its newsletter.
- MACSC: state association for Michigan's counties; free education tools and GIS.
- Munising (City): largest city with 3 of 4 target brownfield sites; meeting space, grant updates on website, and during meetings.
- Munising Downtown Development Authority (DDA): established to revitalize the city's central business district; will distribute grant information and add to its website.
- U.S. EPA: will have major role in grant; has worked with us on Targeted Brownfield Assessment.

Alger County Application for U.S. EPA Community-Wide Brownfields Site Assessment Grant  
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**V.B.3.c Partnerships with Community Organizations (10 Points)**

**V.B.3.c.i Community Organization Description and Role (5 Points)**

Alger County Historical Society: society for finding and preserving the County's history. They will provide historical information on the target brownfield sites and time at their meetings for updates.

Grand Island Masonic Lodge #422: local fraternal organization with an active membership throughout the county. They will help distribute grant information, provide time and their meetings for grant project updates, and make their hall available for public outreach.

Munising Lions Club: local service organization with an active membership. They will help distribute grant information, provide time and their meetings for grant project updates, and make their hall available for public outreach.

University Upper Peninsula Research and Extension Center: located near Lammi's they are interested in making sure contamination does not reach water supply wells at the center. They will provide meeting space for community updates in Chatham and help distribute grant information

Upper Peninsula Commission for Area Progress (UPCAP): a 501(c)(3) charitable regional organization responsible for development, coordination, and provision of human, social, and community resources with the 15 counties of Michigan's U.P. If we ever need language interpretation under this grant, we can call the 2-1-1 line and access Language Line, an integrated system that can connect the caller with interpreters of hundreds of different languages.

**V.B.3.c.ii Letters of Commitment (5 Points)**

See Attachment D.

**V.B.4 Project Benefits (25 Total Points)**

**V.B.4.a Health and/or Welfare and Environment (10 Points)**

**V.B.4.a.i Health and/or Welfare Benefits (5 Points)**

Suspected and known environmental contamination has prevented redevelopment projects from moving forward at the brownfields sites listed in this application. Assessment activities and subsequent cleanup, if necessary, add significant project costs that developers would not encounter when building outside of the existing communities. Assessing the sites eliminates the environmental and financial unknowns, makes the sites economically competitive for new redevelopment projects, and prevents sprawl. Residents will see quality of life improvements from the resulting jobs and improved economy. Added jobs and blight elimination will encourage young people to stay here and stop the "brain drain" we have been experiencing. Michigan's risk based voluntary cleanup program allows redevelopment of sites with existing contamination, as long as it is not exacerbated. Due Care Plans will make sure that any potential public health risks at the target brownfield sites will be mitigated during and after redevelopment. In the process of redevelopment, old facades that have been falling into public walkways will be fixed and the health hazard eliminated. Assessment results showing no sign of pollution can allay longstanding fears about contamination spreading to nearby homes or polluting community drinking water supplies.

**V.B.4.a.ii Environmental Benefits (5 Points)**

Under Michigan's voluntary cleanup program, cleanup at brownfield sites is based risk based and dependent on the eventual reuse. So although redevelopment of Lammi's would not restore

Alger County Application for U.S. EPA Community-Wide Brownfields Site Assessment Grant  
Hazardous Substances and Petroleum, FY2015

the soil to pristine conditions, we fully expect that further investigation work and delineation of remaining contamination will lead to mitigation that would prevent it from further polluting groundwater and prevent anyone from coming into contact with contaminated soil. Redevelopment would also involve properly closing the old and contaminated drinking water supply well. Likewise for the other three target brownfield sites, Due Care Plans, and careful redevelopment will prevent existing contaminants from migrating offsite into the general environment and specifically areas where people can come into contact with them.

**V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (8 Points)**

**V.B.4.b.i Planning, Policies, Ordinances or Other Tools (5 Points)**

Our focus on brownfield redevelopment encourages infrastructure reuse in our two largest communities. Master planning in Munising encourages mixed use development, dense parking, placemaking (planning), and reusing existing buildings – goals assisted by this grant. The additive effect of new businesses and workers will encourage others to locate in these community downtowns. By reusing existing infrastructure, developers may also gain access to state and federal incentives to manage stormwater onsite, before it enters the municipal system. The end result will be reduced fuel and energy consumption from extending utilities to the urban fringe, and reduced energy use to provide municipal services.

**V.B.4.b.ii Integrating Equitable Development or Livability Principles (3 Points)**

Our brownfields redevelopment work in Munising and Chatham integrates three of the six HUD/DOT/EPA Livability Principles: 3) increasing economic competitiveness; 4) support for existing communities; and 5) leveraging investment in the form of MDEQ Remedial Investigation and EPA TBA investigation programs. In addition, our focus on prioritizing brownfields in existing communities for redevelopment supports 6) value communities and neighborhoods.

**V.B.4.c Economic and Community Benefits (long term benefits) (7 Points)**

**V.B.4.c.i Economic Benefits or Non-Economic Benefits (5 Points)**

With the completion of assessment and redevelopment planning activities at our 4 target brownfields, the assessment grant will remove the unknown environmental conditions that have hindered previous attempts at redevelopment. Reducing up-front brownfields redevelopment costs will give developers an incentive to locate within existing communities where they can take advantage of the resident work force, existing infrastructure, established transportation corridors, and established customer traffic. Putting these brownfields back into productive use will bring desperately needed jobs to communities where even a couple of full time and part time jobs can have a huge impact. It will also increase the city's population and encourage circulation of money within the community, increasing the local tax base.

**V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs (2 Points)**

There are no EPA Workforce Development Program grantees in the U.P. We are, however, a partner with Michigan Works! the regional job training organization responsible for state and federal funding of community work force development. We cooperate on redevelopment projects to make sure businesses have skilled employees, and we approach them about developing environmental assessment and redevelopment training options for our community.



**V.B.5 Programmatic Capability and Past Performance (40 Total Points)**

**V.B.5.a Programmatic Capability (28 Points)**

Our BRA will manage grant activities. They will review and approve proposals for each phase of assessment work at the four sites and monitor project progress and consultant performance. The Project Manager, Pam Jonson, will be the grant point of contact on a daily basis. As an experienced BRA member, 30 year county employee, and five years as County Treasurer, she will receive and review consultant work orders and reports, and prepare updates on the grant budget for the BRA. At her directions, consultants will make requested changes to their activities and reports and complete site profiles in the EPA ACRES.

**V.B.5.b Audit Findings (2 Points)**

Alger County has not received adverse audits under any of the grants it has received and managed.

**V.B.5.c Past Performance and Accomplishments (10 Points)**

**V.B.5.c.i Currently or Has Ever Received an EPA Brownfields Grant (10 Points)**

Alger County has not previously received an EPA Brownfields Grant

**V.B.5.c.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 Points)**

**V.B.5.C.ii.1 Purpose and Accomplishments (5 points)**

- Alger County Drug Court Grant awarded by the Michigan Drug Court Grant Program on September 30, 2013 at the amount of \$24,000. The grant is for a special court designed to reduce recidivism and substance abuse among nonviolent substance-abusing offenders. Grant oversight, financial management, financial reporting, and quarterly activity reports is managed by the Alger County Treasurer's Office.
- Secondary Road Patrol grant awarded by the Michigan State Police in October 2011 at the amount of \$28,980. The grant was for secondary (non-state) road patrols for speeding, drinking and driving, etc. It paid 2/3 of the salary of 1 employee.
- Operation Stonegarden grant awarded by the Michigan State Police in October 2011 at the amount of \$32,174. The grant was for patrolling the Lake Superior shoreline for drugs/terrorist activities.

**V.B.5.C.ii.2 Compliance with Grant Requirements (5 points)**

All grants had a one year period, and all quarterly financial and activity reports were prepared and submitted on time by the County Treasurer. All conditions of the grants were met by the close of the end of each grant period.

**V.B.5.c.iii Has Never Received Any Type of Federal or Non-Federal Assistance Agreements (5 Points)**

Not applicable.

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: Alger County

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
X	Community population is 10,000 or less.	2
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	appendix E
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**ATTACHMENT A**  
**THRESHOLD DOCUMENTATION**

**FY2015 APPLICATION FOR U.S. EPA HAZARDOUS SUBSTANCES AND  
PETROLEUM BROWNFIELDS ASSESSMENT GRANTS  
ALGER COUNTY, MICHIGAN**

**RESPONSES TO ASSESSMENT GRANTS THRESHOLD CRITERIA**

**1. Applicant Eligibility**

Alger County is a Michigan local unit of government as described in 40 CFR Part 31, and is eligible to receive funding through the U. S. EPA Brownfield Assessment grant program.

**2. Letter from State Environmental Authority**

Attachment ii includes the letter of acknowledgement for this proposal from the Michigan Department of Environmental Quality (MDEQ).

**3. Site Eligibility and Property Ownership Eligibility**

Alger County is applying for a community-wide brownfields site assessment grant; therefore, eligibility or property eligibility criteria do not apply.

**ATTACHMENT B**  
**LETTER FROM STATE AUTHORITY**  
**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

December 16, 2014

Mr. Jerry Doucette, Chair  
Alger County Board of Commissioners  
101 Court Street  
Munising, Michigan 49862

Dear Mr. Doucette:

SUBJECT: Acknowledgment Regarding the United States Environmental Protection Agency  
Brownfield Grant Proposal

Thank you for your notice and request for a letter of acknowledgment for the Alger County's proposal to the United States Environmental Protection Agency's (EPA) brownfield grant program. The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), encourages and supports county-based redevelopment efforts. The information you have provided regarding your assessment grant proposal has been reviewed and determined by the RRD to be of benefit to the citizens of Michigan.

Alger County plans on applying for a combined total of \$196,100 for hazardous substances and petroleum assessment grants. These grants would be used to conduct environmental investigation activities at four abandoned brownfield sites in Munising and Chatham to determine the risks these sites pose to human health and the environment. Alger County is considered eligible for this award as a local unit of government.

Should the EPA award the grant to Alger County, it would support assessments at four brownfield sites, facilitating redevelopment of these underutilized and contaminated properties, and improving the economic development and environmental conditions within the county. If further assistance is needed, please contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Remediation and Redevelopment Division  
517-284-5153

cc: Ms. Romona Smith, USEPA Region 5  
Mr. Brad Bradley, USEPA Region 5  
Ms. Carrie Geyer, DEQ

**ATTACHMENT C**  
**DOCUMENTATION OF APPLICANT ELIGIBILITY IF OTHER THAN**  
**CITY, COUNTY, STATE, OR TRIBE**

**NOT APPLICABLE**



**ATTACHMENT D**  
**LETTERS OF COMMITMENT**



ALGER CONSERVATION DISTRICT  
101 COURT STREET  
MUNISING, MI 49862  
(906) 387-2222  
FAX: (906) 387-2156  
[www.algercourthouse.com/Conservation](http://www.algercourthouse.com/Conservation)

December 17, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

RE: Brownfield Assessment Grant

Dear Mr. Doucette,

The Alger Conservation District is committed to assisting Alger County Brownfield Authority in its efforts to promote its programs and restore brownfield sites. We can provide the following support:

1. Seek funding to monitor contaminants in Bohemian Creek, the stream ¼ mile north of the Chatham Corners brownfield site. We will attempt to identify and monitor other appropriate surface waters as staff and funding allow.
2. Inform the public about the Brownfield program activities via our District newsletters.
3. Post Brownfield program information and/or a link to the program web page on our website, [www.algercd.com](http://www.algercd.com).
4. Provide a staff member to attend Brownfield Authority meetings and update our board, staff and constituents on Brownfield Authority activities at our annual meeting in November as well as the monthly meeting of our board of directors.
5. Distribute program literature at our public workshops, booths, and events, such as the home show in April, the county fair in August, and public seminars throughout the year.
6. Write press releases for the local news outlets about program progress, if requested.
7. Disseminate brownfield information via our outreach network, including our e-mail list of resource professionals.
8. Incorporate brownfield monitoring and restoration into our current watershed program in order to leverage current activities and funding for more successful grant seeking.

Sincerely,

Teri Grout  
Executive Director



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December 18, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners  
and Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Dear Jerry:

The Alger County Transit Authority is pleased to provide this letter of commitment on behalf of Alger County's EPA Brownfield Grant Application. We have employees and customers throughout Alger County, and we understand the importance of this grant's goal of redeveloping and putting back into productive reuse buildings like the former Munising City Fire Hall, the Cox building, and the Fineman building in downtown Munising, as well as the former Lammi's Store in the Village of Chatham. Getting new businesses into these building will provide much needed jobs and remove unsightly blight from our community.

We are happy to commit ourselves to:

1. Providing time on our agenda for the Alger County Brownfield Redevelopment Authority to update our members about the progress of Brownfield redevelopment projects.
2. Help distribute information on project progress and Brownfield redevelopment opportunities under the grant to our employees and customers.

If there is any other way we can assist in this process, please feel free to contact me.

Sincerely,

Rochelle A. Cotey  
Executive Director

RAC/kmm



December 16, 2014

Alger County Brownfield Authority  
101 Court Street  
Munising, MI 49862

**Subject: USEPA Brownfield Assessment Grant**

To Whom It May Concern:

This letter is written in support of the Alger County's grant request for funding of the EPA Brownfield Site Assessment Grant for Alger County, Michigan.

The Munising Downtown Development Authority is in support and is prepared to offer assistance in the following areas if awarded:

- Provide space for an announcement of grant success, articles, and updates in our organizational newsletter;
- Assist in providing workshops and informational meetings regarding the Brownfield process;
- Give updates on the grant progress at board and community meetings.

We look forward to this project becoming a reality for the County and all the benefits it will provide for residents, business owners and potential business owners for Munising. Thank you for your consideration of this project in the EPA Brownfield Site Assessment Grant selection process.

Yours sincerely,

Katherine A. Reynolds, Ph.D.  
Executive Director  
Munising Downtown Development Authority  
Alger County Chamber of Commerce/GMBPCD  
[kathy@algercounty.org](mailto:kathy@algercounty.org)  
(906) 387-1110



# **LMAS DISTRICT HEALTH DEPARTMENT**

**Environmental Health ■ Personal & Family Health ■ Emergency Preparedness**

[www.lmasdhd.org](http://www.lmasdhd.org)

**Luce County  
& Administrative Office**  
14150 Hamilton Lake Road  
Newberry, MI 49868  
Ph: (906) 293-5107  
Fax: (906) 293-5453

**Mackinac County**  
749 Hombach Street  
St. Ignace, MI 49781  
Ph: (906) 643-1100  
Fax: (906) 643-0239

**Alger County**  
E9526 Prospect Street  
Munising, MI 49862  
Ph: (906) 387-2297  
Fax: (906) 387-2224

**Schoolcraft County**  
300 Walnut Street, Room 155  
Manistique, MI 49854  
Ph: (906) 341-6951  
Fax: (906) 341-5230

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December 19, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Alger County Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Subject: U.S. EPA FY2015 Brownfields Assessment Grant Support and Partnership

Dear Mr. Doucette,

I oversee the LMAS District Health Department (covering Luce, Mackinac, Alger and Schoolcraft Counties) from the administrative office in Newberry and am writing this letter to confirm our willingness to support and participate in the efforts of Alger County to implement the EPA Brownfields Site Assessment Grant and to support the County's efforts beyond the receipt of the grant.

It was through the annual community brownfield redevelopment workshops Alger County began holding in 2012 that I first learned about the financial hardship to residents of the Village of Chatham, due to the closure of the former Lammi's General Store, as well as their concerns about the unknown extent of petroleum contamination at that site and its potential effects on human health and the environment. We committed to partner with the Alger County Brownfield Authority (ACBRA) and the County when they applied for an EPA Brownfields Site Assessment Grant in 2012. We specifically committed to help determine what needed to be done to protect human health and the local drinking water wells in the area of the former Lammi's. That commitment did not end when the County found out its application had not been successful, and in 2013 we followed through and conducted drinking water well sampling of residences near to the former Lammi's to check the levels of Volatile Organic Compounds (VOC) that might result for the petroleum contamination at the site. Fortunately, petroleum products were not found, but we still monitor progress at this site and would encourage the EPA to fund this grant application so the site investigation work necessary to delineate the severity and extent of contamination at the site can be completed.

LMAS will continue to have an important role with Alger County and the ACBRA should this year's EPA Brownfields Site Assessment Grant be awarded. LMAS will act as a resource to the Brownfield Authority and the County by providing any information we have on the brownfield

sites assessed under this grant and participating in public outreach sessions to help answer questions about environmental safety during redevelopment work. We will continue to review their Brownfields Site Inventory and provide information about properties nominated to it. We will also play a liaison role and pass on notification of environmental contamination we receive from the Michigan Department of Environmental Quality (MDEQ) to Alger County and the ACBRA. Our quarterly newsletter goes to local media outlets, County agencies, and County Commissioners and is posted on our website. We will dedicate space in the newsletter for an article announcing the award of the EPA Brownfields Site Assessment Grant and an annual article about completed and ongoing activities under the grant. We will also be happy to include a link on our website directing people in search of local brownfields information to the Brownfield Authority.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas', followed by a long, sweeping horizontal line that extends to the right.

Nicholas Derusha, MPA, REHS, CFPH  
Health Officer/Environmental Health Director  
LMAS District Health Department



# CITY OF MUNISING, MICHIGAN

301 EAST SUPERIOR STREET • MUNISING, MICHIGAN 49862

CITY MANAGER  
PHONE (906) 387-2095

CITY CLERK  
PHONE (906) 387-2246  
FAX (906) 387-4512

12/17/2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Dear Mr. Doucette,

The City of Munising supports Alger County's U.S. EPA Hazardous Substance and Petroleum Brownfield Site Assessment grant application. Reuse and redevelopment efforts for buildings critical to our core downtown business district are consistently impeded by the extra costs of conducting brownfields assessment activities. Despite initial enthusiasm, businesses often choose not to locate here because of worries about potential environmental contamination and unknown mitigation and/or cleanup costs. With decreasing municipal budgets here and at the county, and dwindling state funds for brownfields assessment, this has meant that buildings sit vacant and deteriorate instead of becoming locations for new businesses needed to improve our economy.

We maintain open lines of communication with the Alger County Brownfield Redevelopment Authority (ACBRA), which has led to their recognition of three properties in Munising as high priority sites for brownfields assessment assistance under the EPA grant. When Alger County receives the grant, we will continue to work with the ACBRA to keep them informed of additional properties needing brownfield site assessment assistance. We hold regular public city council meetings and will quarterly dedicate part of the agenda on grant progress updates, site progress updates, and public site nominations. We will also include information about the grant on our city website along with information on requesting grant assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Devin Olson", written over a horizontal line.

Devin Olson  
Manager  
City of Munising



December 16, 2014



Alger County Brownfield Authority  
101 Court Street  
Munising, MI 49862

**Subject: USEPA Brownfield Assessment Grant**

To Whom It May Concern:

This letter is written in support of the Alger County's grant request for funding of the EPA Brownfield Site Assessment Grant for Alger County, Michigan.

The Alger County Chamber of Commerce/Greater Munising Bay Partnership for Commerce Development is in support and is prepared to partner with the County. If awarded the Chamber/Partnership will:

- Provide space for an announcement of grant success, articles, and updates in our organizational newsletter;
- Provide space on the [algercounty.org](http://algercounty.org) website (Chamber/Partnership website) about the grants and the Brownfield redevelopment process;
- Allot time at the annual meeting/dinner for an update on grant progress;
- Give updates on the grant progress at board and community meetings.

We look forward to this project becoming a reality for the County and all the benefits it will provide for residents, business owners and potential business owners in the Alger County area. Thank you for your consideration of this project in the EPA Brownfield Site Assessment Grant selection process.

Sincerely,

Katherine A. Reynolds, Ph.D.  
Executive Director  
Alger County Chamber of Commerce/GMBPCD  
Munising Downtown Development Authority  
[kathy@algercounty.org](mailto:kathy@algercounty.org)  
(906) 387-2138

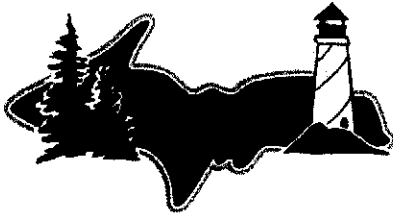


## Upper Peninsula Commission for Area Progress

P.O. Box 606 • Escanaba, MI 49829

(906) 786-4701 • Fax: (906) 786-5853

[www.upcap.org](http://www.upcap.org)



"Providing guidance and support to U.P. residents since 1961"

December 17, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Re: FY2015 U.S. EPA Community-wide Brownfield Site Assessment Grant Application

Dear Mr. Doucette,

The Upper Peninsula Commission for Area Progress (UPCAP) is pleased to provide this letter of support for Alger County's FY2015 application to the U.S. Environmental Protection Agency (EPA) for a Community-Wide Brownfield Site Assessment Grant. UPCAP is a tax-exempt 501(c)(3) charitable regional organization responsible for development, coordination, and provision of human, social, and community resources within the 15 counties of the Upper Peninsula (U.P.) of Michigan. We have close ties to Alger County with one of our board members currently serving as chair of both the Alger County Board of Commissioners and the Alger County Brownfield Redevelopment Authority.

We operate a 15-county 2-1-1 Call Center which connects people with non-emergency services, community services, and volunteer opportunities. Among the services available through the 2-1-1 Call Center is the 2-1-1 Language Line. Non-English speakers contacting our Call Center are connected to this system and translation services for hundreds of languages. We will support Alger County's economic development and brownfield redevelopment efforts by providing access to the Language Line feature of our 2-1-1 Call Center. When there is a need for translation between non-English speakers and the County, they can call 2-1-1 for translation assistance.

Also, UPCAP is a leader in working with communities to meet affordable and low income housing needs. Limited state and federal funding have made it difficult to take on affordable housing projects, and the ability to work with Alger County to remove brownfield site assessment barriers under this grant will be a great help in reducing costs and chances of success for future projects.

Sincerely,

Jonathan Mead  
President/CEO

The Upper Peninsula Commission for Area Progress (UPCAP) is a regional 501(c)(3) charitable organization, responsible for development, coordination, and provision of human, social, and community resources within the Upper Peninsula of Michigan. In 1974, UPCAP was designated as the Region XI (U.P.) Area Agency on Aging whose purpose is to advocate for and provide services to older adults residing in the 15 counties of the Upper Peninsula.

# **MICHIGAN STATE UNIVERSITY**

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

December 18, 2014

To whom it may concern,

I am writing in strong support for the Alger County Brownfield Redevelopment Authority's proposal to address four sites within the county. These funds through the EPA will assist in jumpstarting the brownfield redevelopment process and bring productivity back to these locations.

Of special interest to the Michigan State University Upper Peninsula Research and Extension Center, of which I am the Director of, is the Lammi's site – an abandoned fuel station located across the highway from our research farm in Chatham, Michigan. Maintaining high quality environmental conditions in the area is critical to our research, which includes field crops, a grass-finished cow-calf beef operation, and a locally marketed diversified vegetable production farm.



**MSU**

**AgBioResearch**

Upper Peninsula  
Research and  
Extension Center

Ashley McFarland, Coordinator  
E3774 University Drive  
P.O. Box 168  
Chatham, MI 49862

906-439-5176  
ashleymc@anr.msu.edu

We at MSU are committed in supporting this project however we can to move along the redevelopment process – including serving as a site that can provide meeting space for residents to gather with the BRA to discuss the site assessment process and progress, and help getting information out to residents. Thank you very much for your support and consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley McFarland".

Ashley McFarland



*Grand Island Masonic Lodge #422*  
*228 W. Onota St*  
*Munising, MI 49862*

December 16, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Dear Mr. Doucette,

The Free and Accepted Masons, Grand Island Lodge 422, is pleased to support the Alger County Brownfield Redevelopment Program and the application for \$196,100 in Environmental Protection Agency Brownfields Assessment Funds. We look forward to participating with you by assisting and disseminating of information to our members concerning the brownfield program and providing time at our meetings for you to update members on the progress of redevelopment projects. We will also be happy to provide comments on the program in general and plans for assessment and re-use of specific sites. Should additional funds become available, we will also be pleased to participate in identifying properties for the inventory that will be used to select properties for environmental assessment.

The cleanup and revitalization of brownfield properties in Alger County is a global concern for our community given our proximity to Lake Superior and the Gateway to the Pictured Rocks National Lakeshore. More importantly, any contaminated site that is cleaned up will become a productive community asset.

Sincerely,

Richard Gatiss  
Lodge Secretary



# LIONS CLUB

*Munising, Michigan 49862*

December 16, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Dear Jerry,

The Munising Lions Club is happy to provide this letter of commitment on behalf of Alger County's EPA Brownfield Site Assessment Grant Application. As a service organization that draws on a wide and diverse membership in the City of Munising and the larger Alger County community, we understand the importance of this grant's goal of redeveloping and putting back into productive reuse buildings like the former Munising City Fire Hall, Cox building, and Fineman building in downtown Munising as well as the former Lammi's store in the Village of Chatham. Revitalization of these sites would be a shot in the arm to our economy and retain people who currently reside here, encourage college graduates to return, and bring new entrepreneurs to the area.

Our club holds regular once-a-month meetings year round in various locations in the City of Munising. We are happy to commit ourselves to:

- Providing time on our agenda for the Alger County Brownfield Redevelopment Authority to update our members about the progress of brownfield redevelopment projects.
- Help distribute information on project progress and brownfield redevelopment opportunities under the grant to our membership through our club newsletters, and web page.

Good luck in your grant application.

Sincerely yours,

Kenton Vaughn  
King Lion  
Munising Lions Club  
kleever@charter.net

**ATTACHMENT E**  
**DOCUMENTATION OF LEVERAGED FUNDS**



935 North Washington Avenue  
Lansing, MI 48906  
517-372-5374 Fax 517-482-8244  
www.micounties.org  
Timothy K. McGuire, Executive Director

December 15, 2014

Mr. Jerry Doucette  
Alger County Board of Commissioners and  
Brownfield Redevelopment Authority  
101 Court Street  
Munising, MI 49862

Subject: Brownfield Grant Support and Partnership

Dear Mr. Doucette,

The Michigan Association of Counties Service Corporation is very pleased to provide this letter of support for your hazardous substance and petroleum site assessment grant application to the U.S. Environmental Protection Agency. We will support and participate in the efforts of Alger County to implement the EPA Brownfield Site Assessment Grant and support the county's efforts beyond the receipt of a grant with the free brownfields tools and resources available to the county in our Ask the Expert Program and Education and Training Program.

We also commit to continue assisting the county with:

- Improving the county-wide brownfield site inventory.
- Developing an interactive map of inventoried sites.
- Creating a public web map of the brownfield sites that are assessed under the grant.

Time already dedicated to developing the county-wide brownfield site inventory amounts to over a \$1,000 in-kind service to the county. The web map will use Google Maps to provide a familiar, easy to use, system for county residents to follow the progress of brownfield reuse and redevelopment activities taking place under the grant. The time and resources involved in developing the map amount to an approximately \$1,275.00 in-kind commitment.

Please do not hesitate to let me know if there is anything else the association can do to support your efforts.

Sincerely,

A handwritten signature in dark ink, appearing to read "SC" followed by a stylized flourish.

Steve Currie  
Deputy Director  
Michigan Association of Counties Service Corporation